



## PALM COAST TOWN CENTER EXCHANGE



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# MEDICAL / OFFICE DEVELOPMENT

Town Center Blvd, Palm Coast, FL 32164

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- For Sale:** Medical or Office
- 2,500 - 4,200 SF Buildings
  - Grey Shell Delivery
  - Starting at \$331.00 / SF



[CLICK HERE FCPG.com/  
PalmCoastTownCenterExchange/](https://www.FCPG.com/PalmCoastTownCenterExchange/)

Palm Coast's only approved ground-level medical/office opportunity within the Town Center healthcare corridor, offering unmatched positioning for healthcare and professional users

Fully entitled with City of Palm Coast approvals and infrastructure in place, significantly reducing entitlement risk and allowing for an immediate development path

Located in the fastest-growing city in the Volusia-Flagler region, with population exceeding 115,000 residents and sustained annual growth of approximately 4%

Situated within the Town Center healthcare hub, surrounded by established providers and adjacent to new and planned residential communities that support long-term demand

Ground-level access with direct frontage and high-visibility signage along primary corridors; eliminating elevators, wayfinding challenges, and buried multi-story locations

Rare ownership opportunity in a supply-constrained submarket, providing long-term stability and control over signage, branding, and the overall customer experience

\*Pricing is subject to change. Inquire for details.

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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A JW<sup>2</sup>DEVELOPMENT  
FEATURING SCHMID  
CONSTRUCTION



# SITE MAP & AVAILABILITY

PALM COAST  
**TOWN CENTER**  
EXCHANGE



Building #	Max SF Allowed	Use Allowed	Purchase Price	Price / SF
1	2,750	Medical / Office	RESERVED	
2	2,500	Medical / Office	\$830,000	\$332
3	2,750	Medical / Office	\$910,000	\$331
4	2,500	Medical / Office	\$840,000	\$336
5	2,500	Medical / Office	\$840,000	\$336
6	3,250	Medical / Office	\$1,080,000	\$332
7	3,250	Medical / Office	RESERVED	
8	2,750	Medical / Office	\$910,000	\$331
9	4,200	Medical / Office	RESERVED	

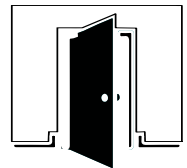
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MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE



MEDICAL & OFFICE  
USERS WELCOMED



GREY SHELL  
DELIVERY

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# LOCATION



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# DEMOGRAPHICS



**AVERAGE INCOME**  
\$97,629  
(10 min drive time)



**MEDIAN AGE**  
44.9  
(5 min drive time)



**AVERAGE HOUSEHOLD SIZE**  
2.14  
(5 min drive time)



**DAYTIME POPULATION**  
90,209  
(15 min drive time)



**3RD FASTEST GROWING COUNTY IN FL**  
Flagler - 2023

## Average Annual Daily Trips

### 2024

Town Center Blvd	7,200
E Moody Blvd	38,500
I-95	92,438

## PALM COAST TOWN CENTER EXCHANGE



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

	2025	3,039	873	1,423	\$71,615	\$2,388,391
5 mins	2030	4,591	1,445	2,410	\$85,820	
	2025	23,040	6,760	9,896	\$97,629	\$24,633,581
10 mins	2030	27,976	8,484	12,530	\$109,818	
	2025	95,107	28,570	41,381	\$102,096	\$113,198,799
15 mins	2030	109,316	33,592	48,604	\$114,876	



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